

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newburyport

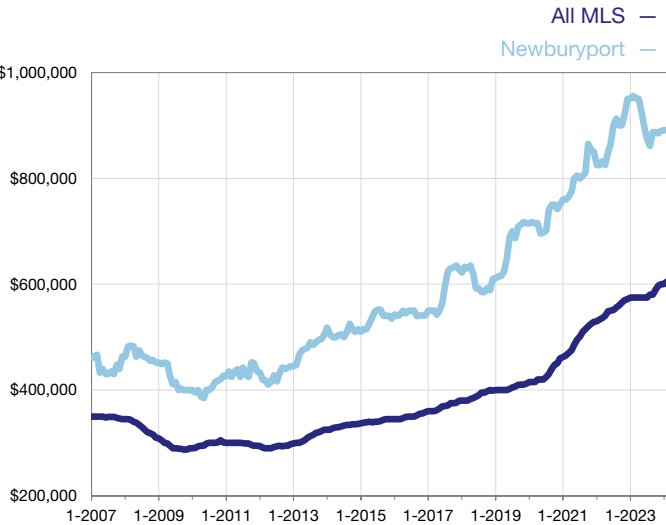
Single-Family Properties				February			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				5	10	+ 100.0%	10	16	+ 60.0%
Closed Sales				4	5	+ 25.0%	9	18	+ 100.0%
Median Sales Price*				\$1,082,500	\$965,000	- 10.9%	\$810,000	\$957,500	+ 18.2%
Inventory of Homes for Sale				9	14	+ 55.6%	--	--	--
Months Supply of Inventory				0.7	1.2	+ 71.4%	--	--	--
Cumulative Days on Market Until Sale				40	36	- 10.0%	38	39	+ 2.6%
Percent of Original List Price Received*				98.5%	101.2%	+ 2.7%	93.1%	101.9%	+ 9.5%
New Listings				6	12	+ 100.0%	13	20	+ 53.8%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties				February			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				9	12	+ 33.3%	15	17	+ 13.3%
Closed Sales				5	10	+ 100.0%	11	12	+ 9.1%
Median Sales Price*				\$775,000	\$575,000	- 25.8%	\$725,000	\$627,500	- 13.4%
Inventory of Homes for Sale				9	20	+ 122.2%	--	--	--
Months Supply of Inventory				0.8	2.1	+ 162.5%	--	--	--
Cumulative Days on Market Until Sale				23	53	+ 130.4%	42	58	+ 38.1%
Percent of Original List Price Received*				95.4%	97.4%	+ 2.1%	95.3%	97.7%	+ 2.5%
New Listings				13	18	+ 38.5%	20	31	+ 55.0%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties
Rolling 12-Month Calculation

